

THE CORPORATION OF THE DISTRICT OF CENTRAL SAANICH

Minutes of the **PLANNING & DEVELOPMENT COMMITTEE** Meeting
Monday, January 25, 2010, at 9:26 p.m.
Central Saanich Municipal Council Chamber

PRESENT: Mayor Mar, Acting Chair
Councillors Garrison, Kubek, Mason, Olsen, and Siklenka
Gary C. Nason, Administrator
Susan Brown, Municipal Clerk
Hope V. Burns, Director of Planning & Building Services

ABSENT: Councillor Bryson

The Administrator noted the following addition to the Agenda:

- Correspondence Pertaining to Section 3. Permitted Uses of School Buildings, to be included as:
New Item No. 3(a) Lois Beauvais, President, Keating Home and School Association, dated January 25, 2010

APPROVAL OF THE AGENDA:

59.10 **MOVED AND SECONDED**
That the Agenda for the Planning & Development Committee Meeting held on January 25, 2010, be approved as amended.
CARRIED UNANIMOUSLY

1. Staff Memorandum

- a) Staff Memorandum dated January 19, 2010, from the Planner entitled "Development Permit & Development Variance Permit Application; 7178 West Saanich Road (Seafirst)"

The Director of Planning & Building Services overviewed the Staff Memorandum and responded to questions from the Committee.

A representative from Des Bassett, Vic Davies Architect (2003) Ltd., representing the applicant, spoke to the application while referencing visual panels. He advised that the Kimberly Williams building was not amenable to the rear parking areas of the two buildings. He described the variances required and responded to questions from the Committee members. He confirmed that the recycling facility would be located in the building.

In response to an invitation from the Chair, no member of the public rose to speak.

60.10 **MOVED AND SECONDED**
That it be recommended to Council:

That the Staff Memorandum dated January 19, 2010, from the Planner entitled "Development Permit & Development Variance Permit Application; 7178 West Saanich Road (Seafirst)" be received, and, with regard to the proposed redevelopment of the property at 7178 West Saanich Road to construct a new commercial / office building:

- a) *Staff be directed to prepare a Development Permit and Development Variance Permit with the following variances to:*
 - *Vary the required number of on-site parking spaces from 17 to 13;*
 - *vary the requirements for a loading bay from one to none;*
 - *vary the required access aisle width from 6.0m to 3.6m;*
 - *vary the requirement for 0.3m additional width next to a vertical surface for 9 parking spaces;*
 - *vary the required parking setback from lot lines from 2.5 m to 0 m; and if so,*
- b) *Staff be directed to undertake the statutory notification procedures; and*
- c) *Subject to public comment, Council consider issuance of a*

Development Variance Permit and Development Permit for the proposed redevelopment of the site, subject to conditions to include:

- i) submission of details of site amenities including bicycle rack, fencing, screening, permeable paving and landscaping of boulevard areas;*
- ii) submission of a deposit of 125% of the estimated costs of installing, planting and irrigating the planter next to the sidewalk;*
- iii) submission of a detailed grading plan;*
- iv) submission of sealed engineering plans and deposit to cover the reconstruction of the sidewalk and roadway at the driveway entrance;*
- v) professional engineering analysis and security deposit to cover all Engineering requirements including sewer, water and drainage services, sidewalk and storm water management plans;*
- vi) all roof top mechanical equipment is to be appropriately screened;*
- vii) submission of details for the required screening of garbage and recycling containers;*
- viii) submission of details of all exterior lighting, including all site lighting and exterior building lighting. All fixtures are to be 'down cast' with a restricted light spread;*
- ix) a signage master plan is to be submitted with no free standing sign allowed;*
- x) submission of details of an oil and grit interceptor to be installed for the surface parking lot;*
- xi) a restrictive covenant to be registered on the property requiring:
 - a) that sealed engineering confirmation will be provided indicating that installation and maintenance of the works identified on the Run-off Control Plan prepared by a Professional Engineer, will on an ongoing basis provide:
 - 1. a combined infiltration and retention capacity greater than or equal to the depth of 28 mm of water over the area of the parcel;*
 - 2. water storage capacity on the parcel equal to at least the depth of 15 mm of water over all impermeable areas of the parcel; and,*
 - 3. a device limiting the Stormwater flow from the parcel to the public drainage system to a maximum of 17.5 litres per second per hectare of parcel area; and**
 - b) restricting the development to that as shown on the approved Development Permit plans.**

CARRIED UNANIMOUSLY

2. Staff Memorandum

Stating a potential conflict of interest due to his representation of the applicant as a real estate agent, Councillor Kubek absented himself from the meeting at 9:36 p.m.

- a) Staff Memorandum dated January 18, 2010, from the Planner entitled "OCP & Zoning Amendment Application; 1196 Dignan Road (Mahoe Properties Ltd.)"

The Director of Planning & Building Services gave an overview of the Staff Memorandum.

Art Finlayson, Architect, representing the applicant, advised that the applicant wanted Option 2 of the staff recommendations, providing reasons for that position, and described the design, form and character of the project. He requested that Option 2 be referred to public hearing for public input. Mr. Finlayson, and Mark Marley, the developer, responded to questions from Committee members.

In response to an invitation from the Chair, no member of the public rose to speak.

61.10 MOVED AND SECONDED
That it be recommended to Council:

That the Staff Memorandum dated January 18, 2010, from the Planner entitled "OCP & Zoning Amendment Application; 1196 Dignan Road (Mahoe Properties Ltd.)" be received, and with regard to the proposed townhouse development on the property at 1196 Dignan Road, it be indicated to the applicant that: Council supports in principle the proposed multi-family residential OCP land use designation and Residential Attached (RM-3) zoning designation; however, that the proposal should be re-designed to decrease the number of units and address the OCP design guidelines for new multi-family residential development.

CARRIED UNANIMOUSLY

Councillor Kubek returned to the meeting at 10:04 p.m.

3. Staff Memorandum

- a) Staff Memorandum dated January 12, 2010, from the Director of Planning & Building Services and the Planner entitled "Clarification of Permitted Uses of School Buildings Under the General Institutional (P-1) Zoning Designation"
- b) Correspondence dated January 25, 2010, from L Beauvais, President, Keating Home and School Association, pertaining to this matter (Late Item).

The Director of Planning & Building Services gave an overview of the Staff Memorandum, referenced the concerns expressed in the correspondence.

In response to an invitation from the Chair, the following individuals rose to speak:

- Joan Axford, Secretary-Treasurer, School Board –District No. 63 (Saanich), commented on the partnering of the School District and the Saanich Teachers' Association ("STA"), in terms of the sharing of space and services, and commented on the financial need for the District to lease out space.
- Lori Beauvais, President, Keating Home and School Association, commented on the negative impact of leasing the much needed space to the STA.
- The Principal of Keating Elementary School, advised he was present as a listener and that the matter was in Committee's hands.
- Krista from Keating Out of School Care Society, advised of the shortage of space and the safety concerns related to children being in offsite space.
- P Flanagan, Resident, concerned parent, reviewed the options that were identified when the former District Resource Centre space became available, and indicated her support for the 1st option which involved school use of the space.
- Joan Axford responded to questions from members of Committee.

62.10 MOVED AND SECONDED
That the meeting of the Planning & Development Committee be extended past 10:30 p.m. to 11:00 p.m.
CARRIED UNANIMOUSLY

63.10 MOVED AND SECONDED
That it be recommended to Council:

That the Staff Memorandum dated January 12, 2010, from the Director of Planning & Building Services and the Planner entitled "Clarification of Permitted Uses of School Buildings Under the General Institutional (P-1) Zoning Designation" be received, and with regard to the requested clarification of permitted uses within the General Institutional (P-1) zoning designation, Staff be directed to:

- a) *Prepare a Land Use Bylaw amendment bylaw to replace "education institution" with "community institutional use" within the list of permitted uses for the General Institutional (P-1) zoning designation; and*
- b) *indicate to School District No. 63 that it should submit a zoning amendment application if it wishes to amend the Land Use Bylaw to permit an office use for a Saanich Teachers' Association office on the Keating Elementary School property.*



CARRIED UNANIMOUSLY

The correspondence was received for information without a motion.

4. Staff Memorandum

- a) Staff Memorandum dated January 13, 2010, from the Planner and Chief Building Inspector entitled "Use of Saanichton Elementary School"

The Director of Planning & Building Services overviewed the Staff Memorandum.

Joan Axford responded to questions from members of Committee.

64.10 MOVED AND SECONDED
That it be recommended to Council:

That the Staff Memorandum dated January 13, 2010, from the Planner and the Chief Building Inspector entitled "Use of Saanichton Elementary School" be received for information and Staff forward it to School District No. 63 along with assurance that the District is supportive of the re-occupancy of closed schools for community purposes.

CARRIED UNANIMOUSLY

ADJOURNMENT:

On motion, the Planning & Development Committee Meeting held on January 25, 2010, adjourned at 10:39 p.m.

Mayor Mar
Acting Chair

Recorded by: Susan Brown
Municipal Clerk